

Recording requested by:  
NDEx West, L.L.C.

When Recorded Mail to and Mail Tax Statement to:  
DEUTSCHE BANK NATIONAL TRUST .et al  
c/o ONEWEST BANK, FSB  
888 E. WALNUT STREET  
PASADENA, CA 91101

APN #: 124-23-711-129  
Property Address:  
1313 CRYSTAL RAINEY AVE  
NORTH LAS VEGAS, NEVADA 89086



TDUS20090159911580

③-1

Inst #: 201101110001527

Fees: \$15.00 N/C Fee: \$0.00

RPTT: \$731.85 Ex: #

01/11/2011 11:30:32 AM

Receipt #: 639096

Requestor:

CLARK RECORDING SERVICE

Recorded By: SCA Pgs: 3

DEBBIE CONWAY

CLARK COUNTY RECORDER

Trustee Sale No. : 20090159911580 Title Order No.: 09088896

### TRUSTEE'S DEED UPON SALE

The undersigned grantor declares:

- |   |              |
|---|--------------|
| 1) The Grantee herein WAS the foreclosing beneficiary     |              |
| 2) The amount of the unpaid debt together with cost was   | \$342,557.47 |
| 3) The amount paid by the grantee at the trustee sale was | \$143,399.76 |
| 4) The documentary transfer tax is                        | \$731.85     |
| 5) Said property is in the city of NORTH LAS VEGAS        |              |

NDEX West, LLC , as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to:

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE INDYMAC INDX  
MORTGAGE LOAN TRUST 2006-AR39, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES  
2006-AR39 UNDER THE POOLING AND SERVICING AGREEMENT DATED DECEMBER 1, 2006**

(herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of CLARK, State of NEVADA, described as follows:

LOT 338, BLOCK 7, OF DONNA/DEER SPRINGS UNIT 2A, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 116 OF PLATS, PAGE 5, AND THEREAFTER CERTIFICATE OF AMENDMENT RECORDED MARCH 30, 2004 IN BOOK 20040330 AS INSTRUMENT NO. 2757 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

MAIL TAX STATEMENT AS DIRECTED ABOVE

## RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 11/17/2006 and executed by LISA PHILLIPS PAT PLUKSARANUN Trustor(s), and Recorded on 11/21/2006 as Instrument No. 20061121-0004785 of official records of CLARK County, NEVADA, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

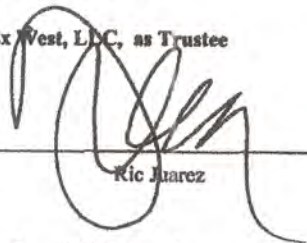
Default occurred as set forth in a Notice of Breach and Election to Sell which was recorded in the Office of the Recorder of said County, and such default still existed at the time of sale.

Trustee has complied with all applicable statutory requirements of the State of Nevada regarding document recording, mailing, publication and posting of required notices.

Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust, sold the herein described property at public auction on 01/05/2011. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$143,399.76 in lawful money of the United States, or by credit bid if the Grantee was the beneficiary of said Deed of Trust at the Time of said Trustee's Sale.

DATED: 01/07/2011

NDEx Vest, LLC, as Trustee

  
\_\_\_\_\_  
Ric Juarez

"This instrument is being recorded as an  
ACCOMMODATION ONLY, with no  
Representation as to its effect upon title"

01/07/2011

DATED

State of TEXAS }  
County of DALLAS }

**Kathy Lockerman**

On 01/07/2011 before me, \_\_\_\_\_ Notary Public, personally appeared Ric Juarez who is known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature: Kathy Lockerman (Seal)

My commission expires: \_\_\_\_\_





STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 124-23-711-129  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property:

- a) ☐ Vacant Land      b) ☒ Single Fam. Res.  
c) ☐ Condo/Twnhse      d) ☐ 2-4 Plex  
e) ☐ Apt. Bldg      f) ☐ Comm'l/Ind'l  
g) ☐ Agricultural      h) ☐ Mobile Home  
☐ Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property

\$143,399.76

Deed in Lieu of Foreclosure Only (value of property)

(\_\_\_\_\_)

Transfer Tax Value:

\$143,399.76

Real Property Transfer Tax Due

\$731.85

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_

Capacity Authorized Agent - Grantor

Signature \_\_\_\_\_

Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**(REQUIRED)**

NDEX WEST, LLC AS TRUSTEE  
15000 SURVEYOR BLVD., SUITE 250  
ADDISON, TX 75001

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE OF THE INDYMAC INDX MORTGAGE  
LOAN TRUST 2006-AR39, MORTGAGE  
PASS-THROUGH CERTIFICATES, SERIES 2006-AR39  
UNDER THE POOLING AND SERVICING  
AGREEMENT DATED DECEMBER 1, 2006  
1761 EAST ST ANDREW PLACE  
SANTA ANA, CA 94705

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: LSI Title Agency, Inc.

Order #: 20090159911580

Address: 3220 El Camino Real

090865896

City: Irvine CA 92602

State: \_\_\_\_\_ Zip: \_\_\_\_\_

As a public record this form may be recorded  
or microfilmed CP

APN: 124-23-711-129  
Affix R.P.T.T. \$765.00

WHEN RECORDED MAIL TO and MAIL TAX  
STATEMENT TO:  
WAYNE WALKER  
TORRYE D. WALKER  
1313 CRYSTAL RAINEY  
NORTH LAS VEGAS, NV 89086

ESCROW NO: 11017354-086-JR

Inst #: 201105160002975  
Fees: \$16.00 N/C Fee: \$0.00  
RPTT: \$765.00 Ex: #  
05/16/2011 03:24:50 PM  
Receipt #: 777934  
Requestor:  
CHICAGO TITLE THE POINTE  
Recorded By: RNS Pgs: 4  
DEBBIE CONWAY  
CLARK COUNTY RECORDER

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE  
INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR39, MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 2006-AR39 UNDER THE POOLING AND  
SERVICING AGREEMENT DATED DECEMBER 1, 2006**

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby  
acknowledged, do hereby Grant, Bargain, Sell and Convey to

**Wayne Walker and Torrye D. Walker, husband and wife as Joint Tenants**

all that real property situated in the County of Clark, State of Nevada, bounded and described as  
follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to: 1. Taxes for the current fiscal year, paid current.  
2. Conditions, covenants, restrictions, reservations, rights, rights of way and  
easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto  
belonging or in anywise appertaining.



ESCROW NO: 11017354-086-JR

Witness my/our hand(s) this 4th day of April, 2011.

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE INDYMAC  
INDX MORTGAGE LOAN TRUST 2006-AR39, MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2006-AR39 UNDER THE POOLING AND SERVICING  
AGREEMENT DATED DECEMBER 1, 2006

Signature: *Jeannie Cisneros*

Name: Jeannie Cisneros AVP/REO

Title: Attorney in Fact

STATE OF TEXAS                   )  
  ) ss.  
COUNTY OF TRAVIS            )

APR 04 2011

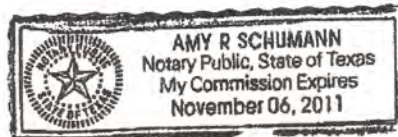
This instrument was acknowledged before me on \_\_\_\_\_ by  
Jeannie Cisneros AVP/REO (name of officer)

\_\_\_\_\_  
(title of officer) of One West Bank, FSB,  
as attorney in fact for DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF  
THE INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR39, MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 2006-AR39 UNDER THE POOLING AND  
SERVICING AGREEMENT DATED DECEMBER 1, 2006

*Amy R. Schumann*, Notary Public  
Amy R. SCHUMANN  
Printed Name                   State of TEXAS

(seal)

My Commission Expires: 11-6-11



**ESCROW NO: 11017354-086-JR**

**EXHIBIT A**

**LOT 338, BLOCK 7, OF DONNA/DEER SPRINGS UNIT 2A, AS SHOWN BY MAP  
THEREOF ON FILE IN BOOK 116 OF PLATS, PAGE 5, AND THEREAFTER  
CERTIFICATE OF AMENDMENT RECORDED MARCH 30, 2004 IN BOOK 20040330 AS  
INSTRUMENT NO. 2757 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK  
COUNTY, NEVADA.**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

a) 124-23-711-129

**2. Type of Property:**

- a) ☐ Vacant Land      b) ☒ Single Fam. Res.  
c) ☐ Condo/Twnhse      d) ☐ 2-4 Plex  
e) ☐ Apt. Bldg.      f) ☐ Comm'l/Ind'l  
g) ☐ Agricultural      h) ☐ Mobile Home  
☐ Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property: \$150,000.00

b. Deed in Lieu of Foreclosure Only (value of property): ( )

c. Transfer Tax Value: \$150,000.00

d. Real Property Transfer Tax Due: \$765.00

**4. If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred:     %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: *Jeannie Cisneros*

By: Jeannie Cisneros AVP/REG

Capacity: Grantor

**SELLER (GRANTOR) INFORMATION**

**(REQUIRED)**

Print Name: DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS  
TRUSTEE OF THE INDYMAC  
INDX MORTGAGE LOAN  
TRUST 2006-AR39,  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2006-  
AR39 UNDER THE POOLING  
AND SERVICING  
AGREEMENT DATED  
DECEMBER 1, 2006

Address: 2900 Esperanza Crossing, Flr 3

City, St., Zip: Austin, TX 78758

Print Name: Chicago Title of Nevada, Inc.

Address: 3993 Howard Hughes Pkwy., #120

City/State/Zip: Las Vegas, NV 89169

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

Print Name: Wayne Walker and  
Torrye D. Walker

Address: 1313 Crystal Rainey  
City, St., Zip: North Las Vegas, NV

Escrow #: 11017354-086 810086

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED